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**CITY OF KELOWNA**  
**MEMORANDUM**

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**DATE:** June 25, 2007

**TO:** City Manager

**FROM:** Planning & Development Services Department

**APPLICATION NO.:** Z07-0045

**APPLICANT:** Rafael Augusto Carreras  
& Cornelia Bujara

**LOCATION:** 2575 Harvard Road

**OWNERS:** Same as Above

**PURPOSE:** TO REZONE THE SUBJECT PROPERTY FROM A1 - AGRICULTURE 1 ZONE TO A1S - AGRICULTURE 1 WITH SECONDARY SUITE ZONE IN ORDER TO ALLOW FOR A SUITE IN AN ACCESSORY BUILDING.

**EXISTING ZONE:** A1 – AGRICULTURE 1

**PROPOSED ZONE:** A1S – AGRICULTURE 1 WITH SECONDARY SUITE

**REPORT PREPARED BY:** Alec Warrender

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**1.0 RECOMMENDATION**

THAT Rezoning Application No. Z07-0044 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, District Lot 360, ODYD, Plan KAP62784, located at 2575 Harvard Road, Kelowna, B.C. from the A1 – Agriculture 1 Zone to the A1s – Agriculture 1 with Secondary Suite zone be considered by Council;

AND FURTHER THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Variance Permit on the subject property

**2.0 SUMMARY**

The purpose of this application is to allow the existing house to remain on the subject property as a secondary suite and permit construction of a new single family dwelling. Legalizing the existing house as a secondary suite necessitates successful approval of the following applications:

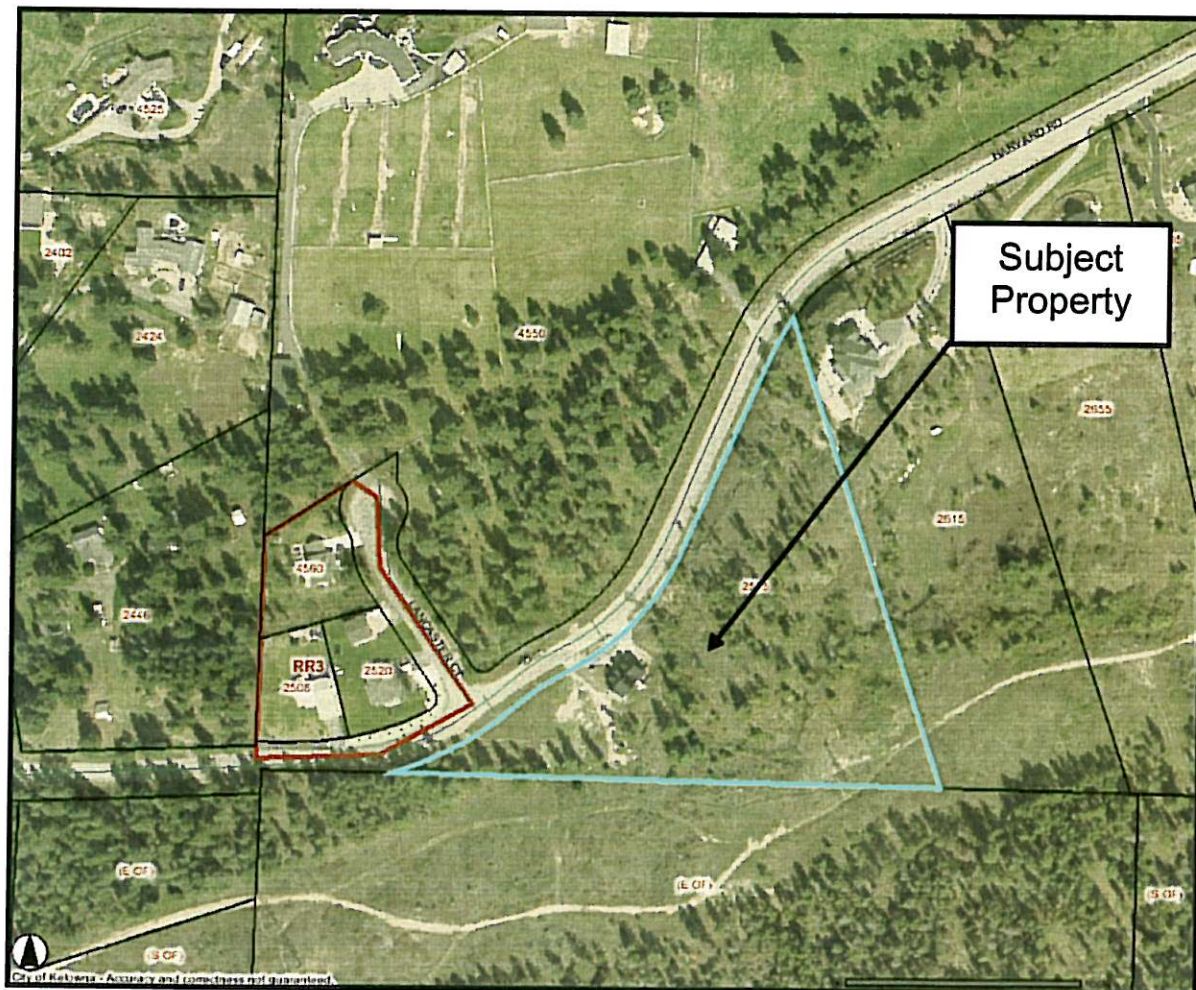
1. Approval of a rezoning application from A1 to A1s;
2. Approval of a Development Variance Permit to address the non-conforming structure (exceeds maximum floor area allowed for secondary suites and is located within required front yard setback).

### 3.1 The Proposal

### 3.2 Site Context

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	A1 – Agriculture 1	Residential
East	RR3 – Rural Residential 3	Residential
South	A1 – Agriculture 1	Powerline
West	A1 – Agriculture 1	Residential

Subject property: 2575 Harvard Road



### 3.4 Current Development Policy

This proposal is supported by the policies of the City of Kelowna's Strategic Plan, Agricultural Plan and Kelowna 2020 – Official Community Plan.

### 4.0 TECHNICAL COMMENTS

#### 4.1 Inspections Services

Proposed secondary suite in existing shop and loft to be upgraded to requirements of BCBC 2006. No other building code concerns.

#### 4.2 Fire Department

Fire Dept access, fire flows and hydrants as per BC Building Code and City of Kelowna Subdivision Bylaw. If this is a recognized interface wild land area, a hazard assessment may be required. Make sure driveway grade meets the "City of Kelowna Subdivision, Development and Servicing Manual" requirements.

#### 4.3 South East Kelowna Irrigation District

See Attached.

#### 4.4 Works and Utilities

The proposed rezoning in order to add a guest house/suite does not compromise Works and Utilities as far as servicing is concerned.

### 5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department supports the proposed rezoning of the property from A1 – Agriculture 1 Zone to A1s – Agriculture 1 with Secondary Suite Zone.



Shelley Gambacort  
Current Planning Supervisor

Approved for Inclusion



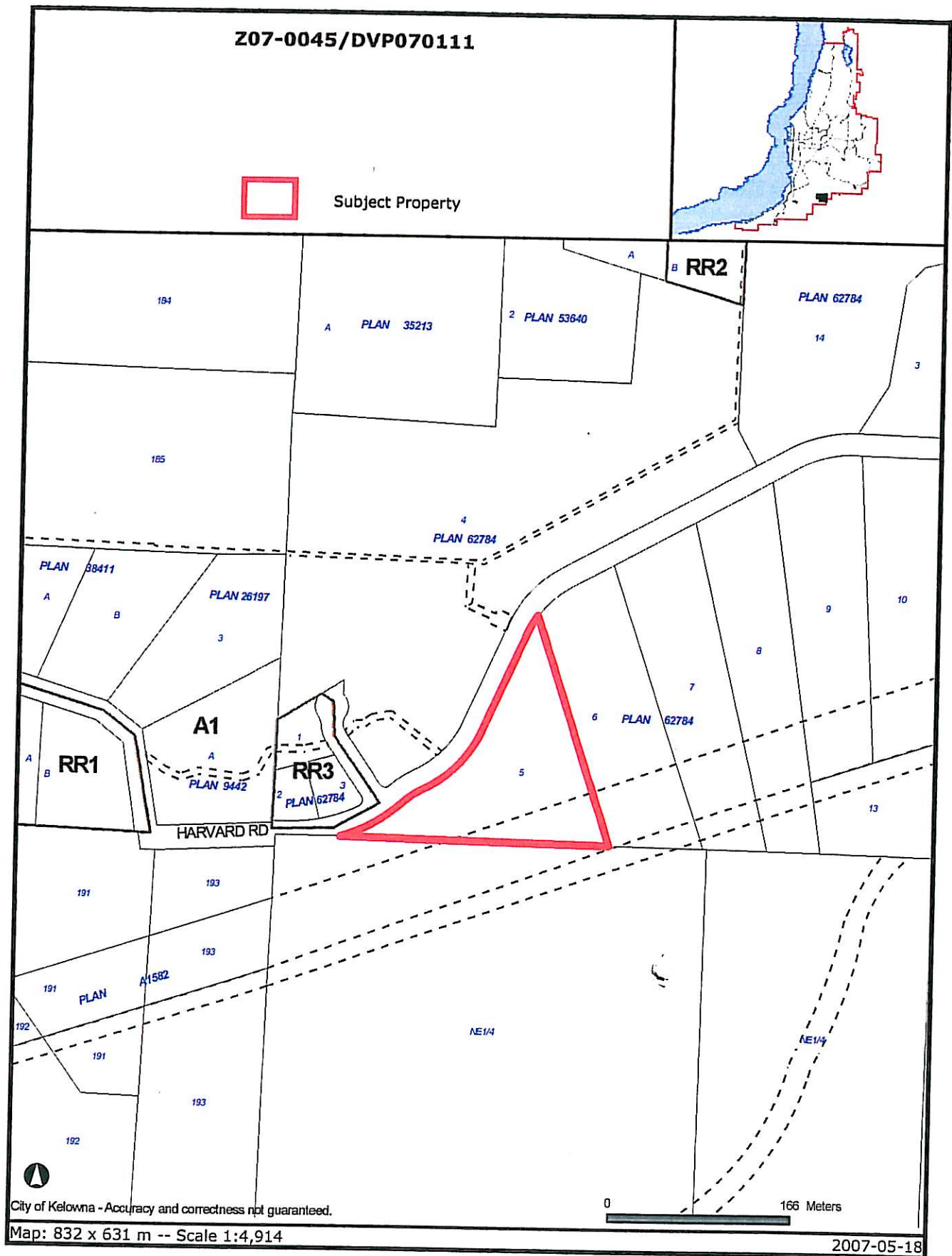


Ron Dickinson  
Inspection Services Manager

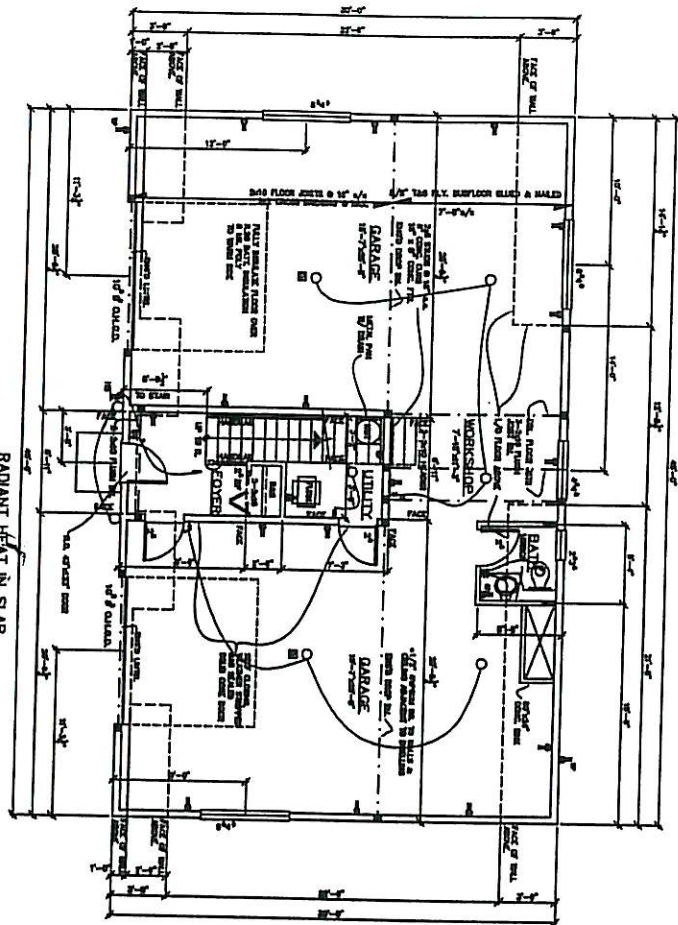
RD/SG/aw

### **ATTACHMENTS**

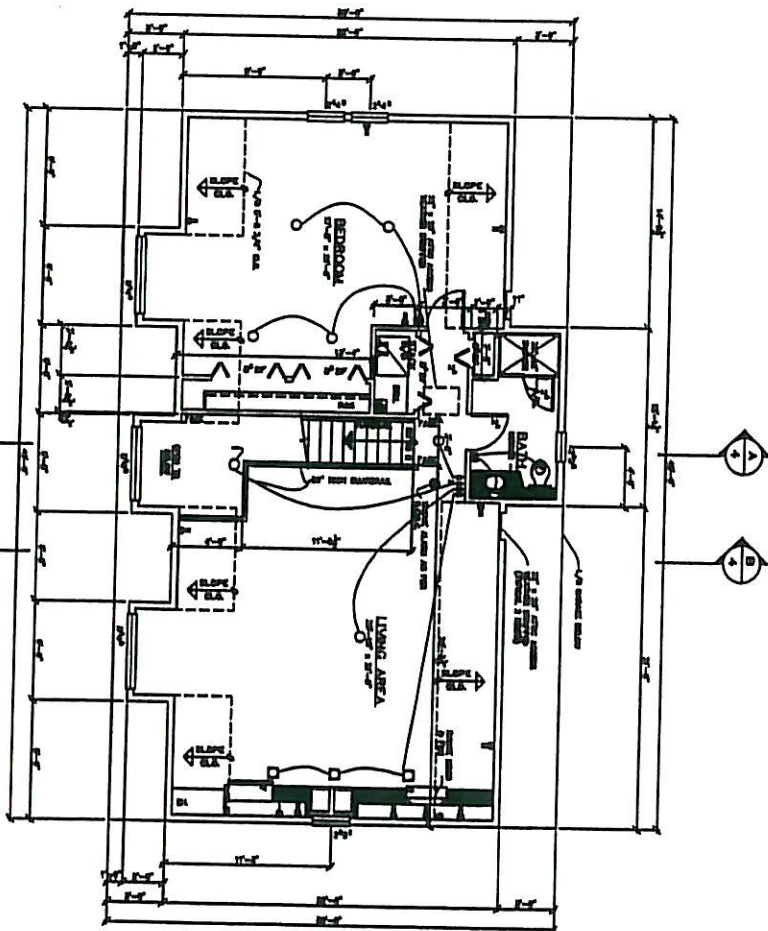
- Location Map
- Floor Plans (Existing Dwelling)
- Basic Site Plan
- Photographs
- Comments: South East Kelowna Irrigation District
- Petition in support of application
- B.C. Land Surveyor's Certificate (2)



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.



**GARAGE FLOOR PLAN**  
 RADIANT HEAT IN SLAB  
 FINISHED AREA = 108 SQ.FT.  
 UTILITY ROOM = 32 SQ.FT.  
 GARAGE/WORKSHOP = 1302 SQ.FT.

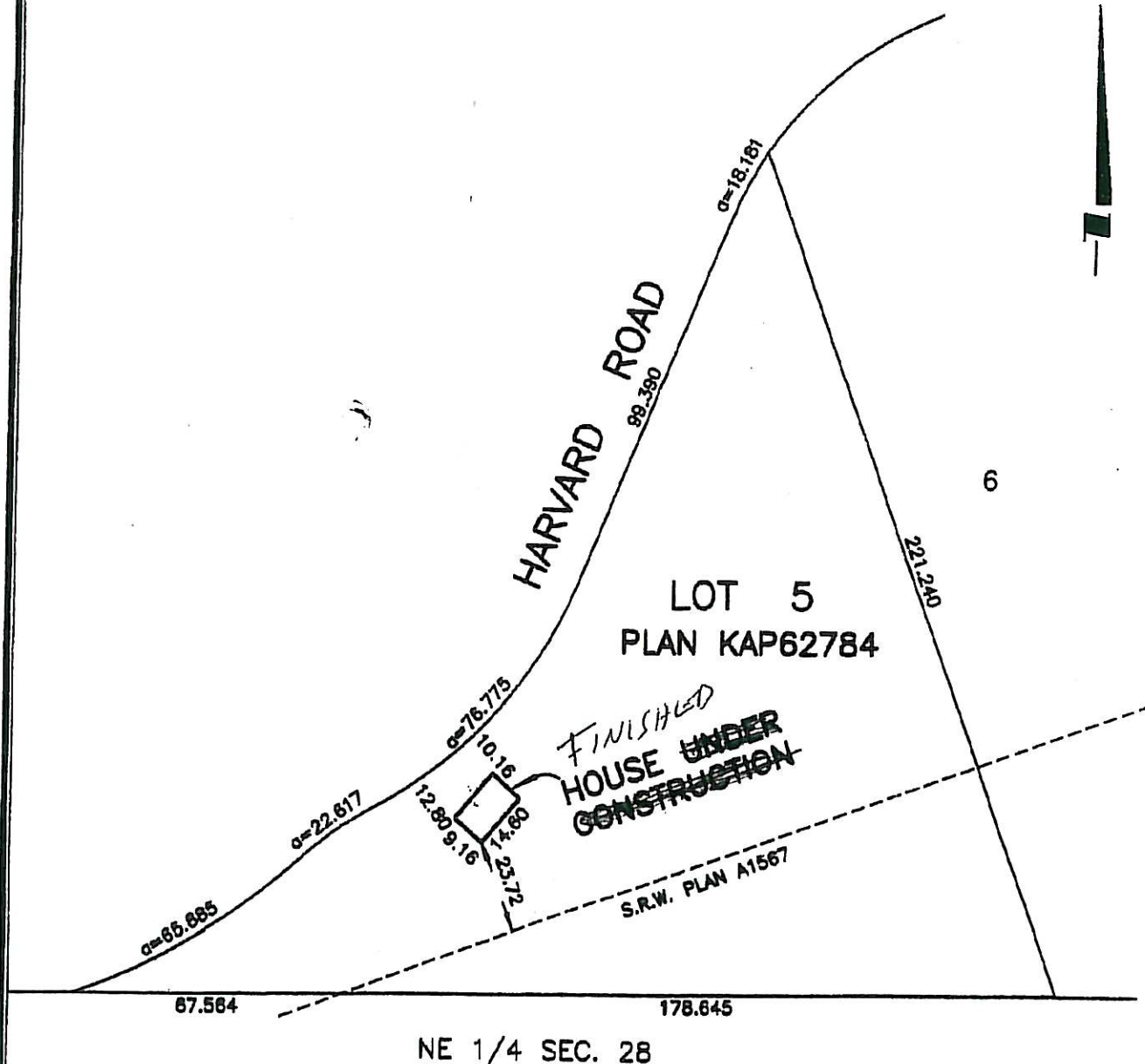


**MAIN FLOOR PLAN**  
 FINISHED AREA = 1130 SQ.FT.

**ROBINSON**  
 DESIGN INC.

# B.C. LAND SURVEYORS CERTIFICATE OF LOCATION ON LOT 5, PLAN KAP62784, SEC. 33, TP. 29, O.D.Y.D.

2575 HARVARD ROAD



I HEREBY CERTIFY THAT THE ABOVE  
SKETCH SHOWS THE REGISTERED  
DIMENSIONS OF THE ABOVE DESCRIBED  
PROPERTY AND RELATIVE LOCATION OF  
THE BUILDINGS THEREON.

*T.E. Ferguson*  
B.C.L.S., C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY  
SIGNED AND SEALED

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY  
AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: FENWICK HOMES

DATE: SEPTEMBER 16, 2005

SCALE: 1:1500 METRES

FILE: 16665

©T.E. FERGUSON LAND SURVEYING LTD.

T.E. Ferguson Land Surveying Ltd.

B.C. AND CANADA LAND SURVEYORS  
216-1828 RICHTER STREET, KELOWNA, B.C.  
TELEPHONE: (250) 763-3115  
FAX: (250) 763-0321

View  
After  
Building

Front View



Right Side View



Left Side View





## South East Kelowna Irrigation District

P.O. Box 28064 RPO East Kelowna  
Kelowna, B.C.  
V1W 4A6

Office: 3245 Gidley Road  
Telephone: (250) 861-4200  
Fax: (250) 861-4213  
Email: info@sekid.ca  
Website: www.sekid.ca

May 31, 2007

City of Kelowna  
1435 Water Street  
Kelowna, BC V1Y 1J4

Attention: Heather Benmore

POSTED

Dear Ms. Benmore:

Re: Z07-0045 and DVP07-111, 2575 Harvard Road

This letter provides our comments and district requirements for the zoning and development variance permit applications noted above. The applications call for the addition of one residential unit to the lot for a total of two residential units. The property is currently serviced by a 25mm domestic service and a 38mm irrigation service.

The current assessment of the property is:

Grade A	2.00 acres
Grade G (dry land)	<u>2.94 acres</u>
Total:	4.94 acres

The assessment meets the minimum requirement of 1 acre of water rights for each residential unit and no additional water rights are required. The existing 25mm domestic service is adequate to provide for the domestic demand of the existing and proposed residential units. The applicant may, at their option, apply for an additional 19mm domestic service for the proposed residential unit. The cost of this service is not included in the following schedule of fees.

The fees that must be paid prior to approving the applications are:

1.	Capital Expenditure Charge	\$3,100.00
2.	Application Fee	450.00
3.	New Account Fee	<u>20.00</u>
	Total:	\$3,570.00

Upon payment of the above fees and compliance with all applicable district bylaws, water service is available for the use proposed under the above referenced applications.

Sincerely,

Toby Pike  
General Manager

# NEIGHBORS CONCERN

## R. AUGUSTO CARRERAS & CORNELIA BUJARA

# 2575 Harvard Road., Kelowna, B.C., Canada V1W 4C2

Tel.: (250) 769-6929 Fax: (250) 769-6676

Cell (250) 870-8877 E-Mail: carreras@shaw.ca

### PLANNING & DEVELOPMENT SERVICES

#### CITY HALL

1435 Water Street

Kelowna, BC V1Y 1J4

March 25, 2007

#### TO WHOM IT MAY CONCERN:

We have approached our closest neighbors to explain our intention of:

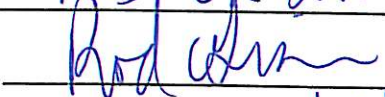
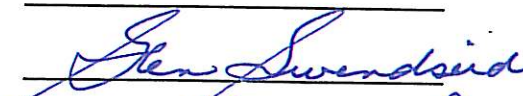
1. Applying for a Variance for our existing dwelling to comply with the Zoning Bylaw Amendments & Official Community Plan Amendments, and
2. Applying for a Development Permit for a Secondary Suite in our property (Rezoning Application – "S" designation).

The above is based on the following strict procedures and the completing of all the required documentation to the best of our knowledge and with the best positive intention for our neighbors, the area and the overall community.

#### NEIGHBORS STATEMENT:

*"We support Mr. R. Augusto Carreras and Mrs. Cornelia Bujara<sup>1</sup> in their quest for having their petition presented, evaluated and accepted by the proper authorities in the City of Kelowna in relation to the two above mentioned applications. We also want to acknowledge in writing that they already have an existing dwelling which does not need any change in the interior or exterior be accepted as a Secondary Suite and for which we have NO OBJECTION."*

Yours truly;

NAME(S):	ROD GRISON	GLEN SWENDSEID
SIGNATURE:		
ADDRESS:	2520 Harvard Rd	2615 Harvard Rd.
TELEPHONE:	764-9150	768 0055.

<sup>1</sup> From #2575 Harvard Rd., Kelowna, BC, V1W 4C2 with Cell (25) 870-8877 and (250) 859-2575.